2. THE PROPERTY IS IDENTIFIED AS PIN NUMBER 060-49-8809 AND TAX ASSESSMENT MAP NO 080-((32))-B1.

3. THIS PROPERTY IS CURRENTLY ZONED PD-AAAR (123.02 AC).

4. THE TOTAL AREA OF THE PROPERTY IS \pm 123.02 AC. THE PROPERTY IS PROPOSING MODIFICATIONS TO THE APPROVED REZONING APPLICATION ZMAP 2005-0026.

5. THIS DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.

6. THIS DEVELOPMENT WILL CONFORM TO APPLICABLE LOUDOUN COUNTY AND/OR VIRGINIA STATE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.

7. ALL CONSTRUCTION SHALL CONFORM TO CURRENT LOUDOUN COUNTY, LCSA, AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

8. STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE LOUDOUN COUNTY FACILITY STANDARDS MANUAL IN EFFECT AT THE TIME OF ACCEPTANCE OF THE CONSTRUCTION PLANS AND PROFILES.

9. TREE SAVE AND OR TREE PLANTING AND REPLACEMENT TO CONFORM TO THE LOUDOUN COUNTY FSM SECTION 7.300 AND SECTIONS 5-1300 AND 5-1400 OF THE REVISED 1993 ZONING ORDINANCE UNLESS OTHERWISE MODIFIED. ALL LIMITS OF CLEARING & GRADING / TREE SAVES SHOWN ARE APPROXIMATE AND SUBJECT TO FINAL ENGINEERING IN COMPLIANCE WITH SECTION 6-1209(F) OF THE REVISED 1993 ZONING ORDINANCE.

10. LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH SECTION 5-1504 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.

11. THE DEVELOPMENT WILL COMPLY WITH THE SIGN REGULATIONS CONTAINED IN SECTION 5-1200 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE UNLESS MODIFIED.

12. AS PER SECTION 4-1310 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE, EXTENSIONS OF ALL UTILITY DISTRIBUTION LINES IN THE PLANNED DEVELOPMENT DISTRICT SHALL BE PLACED UNDERGROUND.

13. A PORTION OF THE PROPERTY IS LOCATED WITHIN THE Ldn-60 AND 1-MILE BUFFER FROM DULLES AIRPORT. THE STANDARDS OF SECTION 4-1400 (AIRPORT IMPACT OVERLAY DISTRICT) OF THE REVISED 1993 ZONING ORDINANCE SHALL APPLY TO THIS PROPERTY. A FULL WRITTEN DISCLOSURE STATEMENT WILL BE PROVIDED TO ALL PROSPECTIVE PURCHASERS IN ACCORDANCE WITH SECTION 4-1404(A)(1) & (B)(1) OF THE LOUDOUN COUNTY ZONING ORDINANCE. A DISCLOSURE STATEMENT WILL BE PLACED ON ALL SITE PLANS AND DEEDS, AND ACOUSTICAL TREATEMENT MAY BE INCORPORATED INTO DWELLING UNITS WITHIN THE AREA BETWEEN THE Ldn 60-65 CONTOURS AS IS NECESSARY TO MEET THE REQUIREMENTS OF SECTION 4-4104(B)(2).

14. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY CONDUCTED BY AIR SURVEY DATED SEPTEMBER 2004. CONTOUR INTERVAL IS 2 FEET. ALL ELEVATIONS ARE BASED ON U.S.G.S. OR U.S.C. & G.S. MEAN SEA LEVEL DATUM. PORTIONS OF THE PROPERTY CONTAIN MODERATELY STEEP (15-25%) AND/OR VERY STEEP SLOPES (25% OR GREATER). IN ACCORDANCE WITH SECTION 5-1508(D)(2)(c) OF THE REVISED 1993 ZONING ORDINANCE USES ARE PROPOSED IN MODERATLY STEEP SLOPE AREAS AS SHOWN ON THIS PLAN.

15. 100-YEAR FLOODPLAIN IS LOCATED WITHIN THE PROPERTY. THE FLOODPLAIN INFORMATION SHOWN HEREON WAS TAKEN FROM THE FLOODPLAIN MAP OF LOUDOUN COUNTY. THE STANDARDS OF SECTION 4-1500 (FLOODPLAIN OVERLAY DISTRICT) OF THE REVISED 1993 ZONING ORDINANCE SHALL APPLY TO THIS PROPERTY.

16. SOILS INFORMATION WAS OBTAINED FROM THE LOUDOUN COUNTY SOILS OVERLAY MAPS.

17. ANY RESIDENTIAL STRUCTURES THAT ARE TO BE CONSTRUCTED ON POORLY DRAINED HYDRIC SOILS SHALL, AT A MINIMUM, HAVE PERIMETER FOUNDATION DRAINS WHICH DRAIN BY GRAVITY. THESE STRUCTURES SHALL ALSO CONTAIN BASEMENT SUMP PUMPS AS BACK-UP. ENGINEERING MEASURES DESIGNED TO ADDRESS HYDRIC SOILS WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS AND PROFILES. THE PRESENCE OF HYDRIC SOILS WILL BE INDICATED IN A NOTE ON THE RECORD PLAN AND WILL INCLUDE A DESCRIPTION OF WHAT THIS MEANS AND THE MEASURES USED TO REMEDY ANY POTENTIAL PROBLEMS.

18. WETLAND STUDIES & SOLUTIONS, INC., IN A REPORT DATED OCTOBER 4, 2004, HAS DELINEATED EXISTING WETLANDS. THIS REPORT WAS UPDATED IN JANUARY 2006 TO REFLECT THE REVISED PROPERTY BOUNDARY. WETLANDS HAVE BEEN VERIFIED BY THE UNITED STATES CORPS OF ENGINEERS IN A LETTER DATED MAY 2, 2006 (JD#06-B0085). NO OTHER FEDERAL OR STATE PERMITS OR CONDITIONS ARE KNOWN THAT LIMIT THE DEVELOPMENT ON THIS PROPERTY.

19. THE APPLICANT WILL WORK WITH THE ACOE, VA DEQ, AND THE COUNTY TO IDENTIFY WETLAND MITIGATION REQUIREMENTS AS A RESULT OF THIS APPLICATION. THE APPLICANT WILL ENDEAVOR TO INSTITUTE MITIGATION MEASURES IN ACCORDANCE WITH THE PRIORITIES STATED IN THE REVISED GENERAL PLAN (RGP)

20. NO ARCHEOLOGICAL, NATURAL OR HISTORIC FEATURES, CEMETERIES OR HISTORIC LANDMARKS WERE IDENTIFIED ON THE SITE BY A PHASE 1 ARCHEOLOGICAL STUDY THAT WAS PERFORMED BY THUNDERBIRD DATED, NOVEMBER 2004 AND UPDATED JANUARY 2006.

21. TREE STAND EVALUATION & ENDANGERED SPECIES REPORTS WERE COMPLETED BY WETLAND STUDIES & SOLUTIONS, INC. DATED OCTOBER 2004 AND UPDATED JANUARY 2006.

22. NO TOXIC SUBSTANCES OR HAZARDOUS WASTE AS DEFINED BY TITLE 40 CODE OF FEDERAL REGULATIONS AND AS SET FORTH IN THE COMMONWEALTH OF VIRGINIA DEPT. OF WASTE MANAGEMENT WERE IDENTIFIED ON THE PROPERTY.

23. NO EXISTING WELLS OR SEPTIC TANKS HAVE BEEN IDENTIFIED ON THE PROPERTY. ANY EXISTING WELLS AND SEPTIC TANKS LOCATED WILL BE ABANDONED PROPERLY UNDER PERMIT ISSUED BY THE HEALTH DEPARTMENT.

24. A TRAFFIC IMPACT ANALYSIS WAS PREPARED BY WELLS & ASSOCIATES, LLC DATED MARCH 2005, AND UPDATED FEBRUARY 17, 2006.

25. THE DEVELOPMENT WILL BE SUPPLIED WITH SEWER & WATER BY LOUDOUN COUNTY SANITATION AUTHORITY (I.C.S.A.)

26. ALL PUBLIC STREETS SHOWN HEREON SHALL BE CONTAINED WITHIN A DEDICATED RIGHT-OF-WAY. THE PRIVATE ROAD BETWEEN GLOUCESTER PARKWAY AND THE ON SITE ROUNDABOUT WILL BE PLACED IN A PRIVATE ACCESS EASEMENT. THE PRIVATE DRIVEWAYS AS DEPICTED ON THE CONCEPT DEVELOPMENT PLAN (SHT 4) WILL BE MAINTAINED BY THE OWNER.

27. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE OWNERS. ALL COMMON OPEN SPACE AND FACILITIES SHALL BE PRESERVED FOR ITS INTENDED PURPOSE AS EXPRESSED ON THE CONCEPT DEVELOPMENT PLAN (SHT 4)

28. THE PROPERTY MAY BE SERVED BY THE FOLLOWING PUBLIC FACILITIES, AND IF THE USE OF THE PROPERTY WERE NOT AGE RESTRICTED, THE PROPERTY WOULD BE SERVED BY THE FOLLOWING PUBLIC SCHOOLS:

ELEMENTARY SCHOOL: ASHBURN ELEMENTARY (NO SCHOOL AGE CHILDREN ARE PLANNED)

MIDDLE SCHOOL: FARMWELL STATION MIDDLE (NO SCHOOL AGE CHILDREN ARE PLANNED)

HIGH SCHOOL: BROAD RUN HIGH (NO SCHOOL AGE CHILDREN ARE PLANNED)
FIRE/RESCUE: ASHBURN
POLICE: ZONE 9

29. THE CURRENT USE OF THIS PROPERTY IS AGE RESTRICTED RESIDENTIAL.

30. PHASING INFORMATION SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE.

31. THE APPLICANT RESERVES THE RIGHT TO REQUEST ZONING PERMIT(S) FOR CONSTRUCTION TRAILERS TO BE LOCATED ON THE PROPERTY DURING THE DEVELOPMENT OF THE COMMUNITY.

32. THE PROPERTY IS SUBJECT TO THE PROFFERS AND CONDITIONS APPROVED WITH ZMAP 2005-0026 AND SPEX 2005-0030.

ASHBY PONDS ZONING CONCEPT PLAN AMENDMENT ZCPA 2014-0004 BROAD RUN ELECTION DISTRICT

LOUDOUN COUNTY, VIRGINIA

ASHBURN VILLAGE

SITE

N7.065

ASHBURN VILLAGE

N7.066

VICINITY MAP

SCALE: 1"=1000"

Tax Map/PIN & Acreage	Property Owner	Existing Zoning
TAX MAP: 080-((32))-B1 PIN: 060-49-8809 ±123.02 ACRES	REDWOOD-ERC ASHBURN, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228	PD-AAAR (±123.02 acres)

SHEET INDEX

- 1. COVER SHEET
- 2. EXISTING CONDITIONS PLAN
- CONCEPT DEVELOPMENT
 CONCEPT DEVELOPMENT ENLARGEMENT
- 5. CONCEPT DEVELOPMENT ENLARGEMENT
- 6. CONCEPT DEVELOPMENT ENLARGEMENT
- 7. TYPICAL SECTIONS & ZONING TABULATION 8. TRAFFIC / PEDESTRIAN CIRCULATION PLAN
- 9. SANITARY SEWER, UTILITIES PLAN, & STORM WATER PLAN
- 10. SOILS MAP & WETLANDS
- 11. PHASING PLAN

APPLICANT

RICHARD W. SLOSSON ERICKSON LIVING DEVELOPMENT, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MARYLAND 21228

RICHARD W. SLOSSON

DATE

Dewberry Consultants, LLC
1503 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20
Phone 703.771.8004 Metro 703.478.1335 Fax 703.771.4091

COVER SHEET

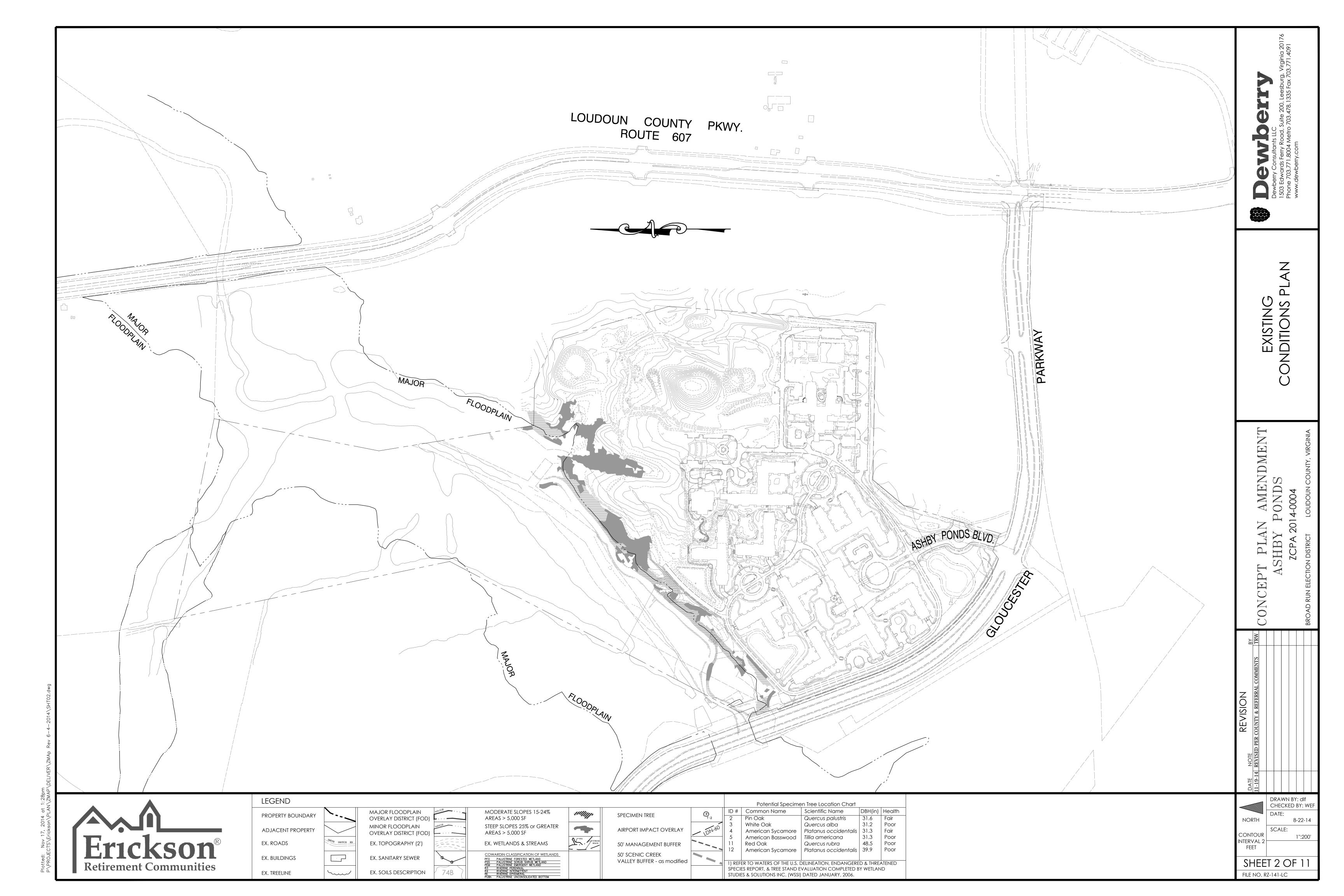
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ZCPA 2014-0004

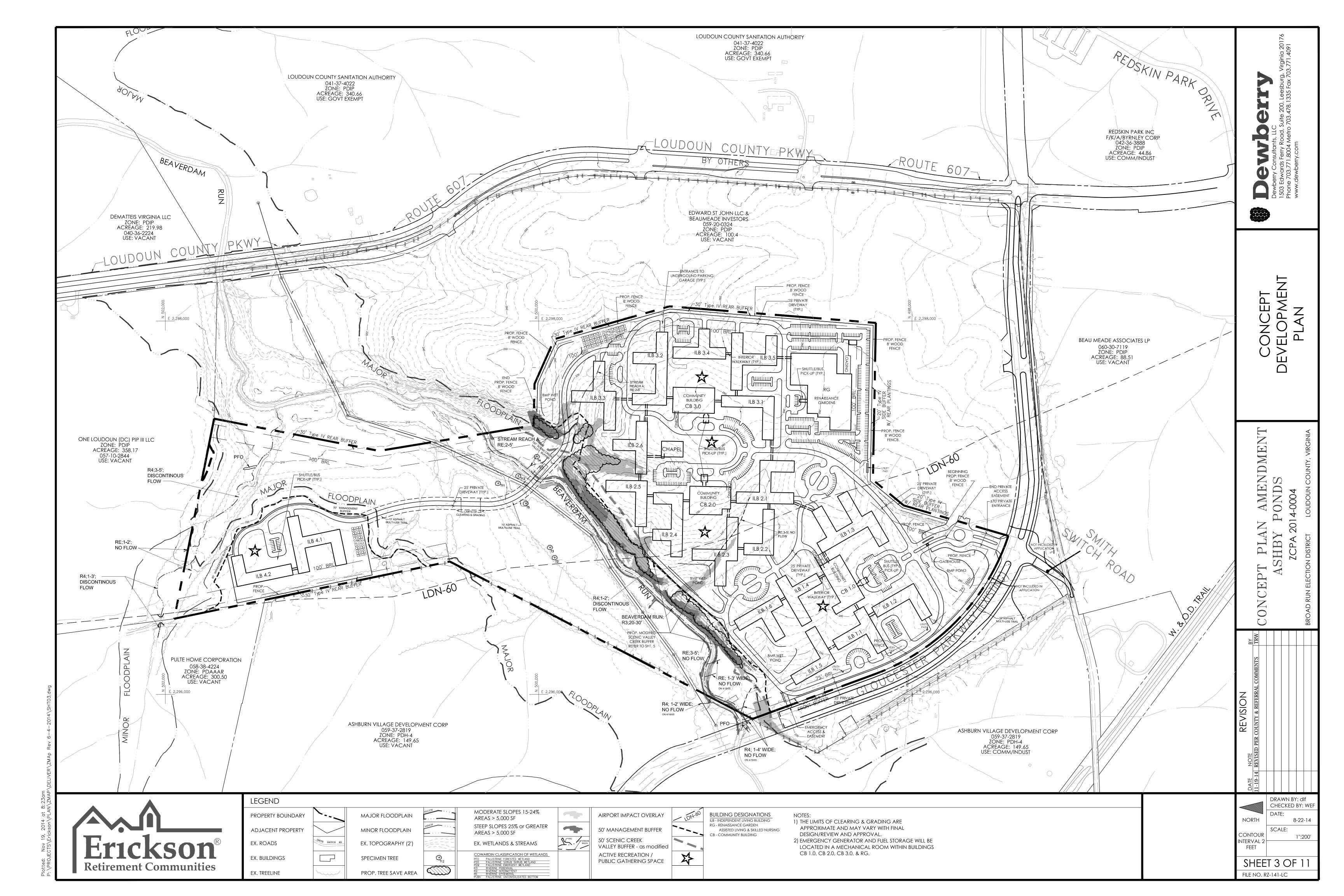
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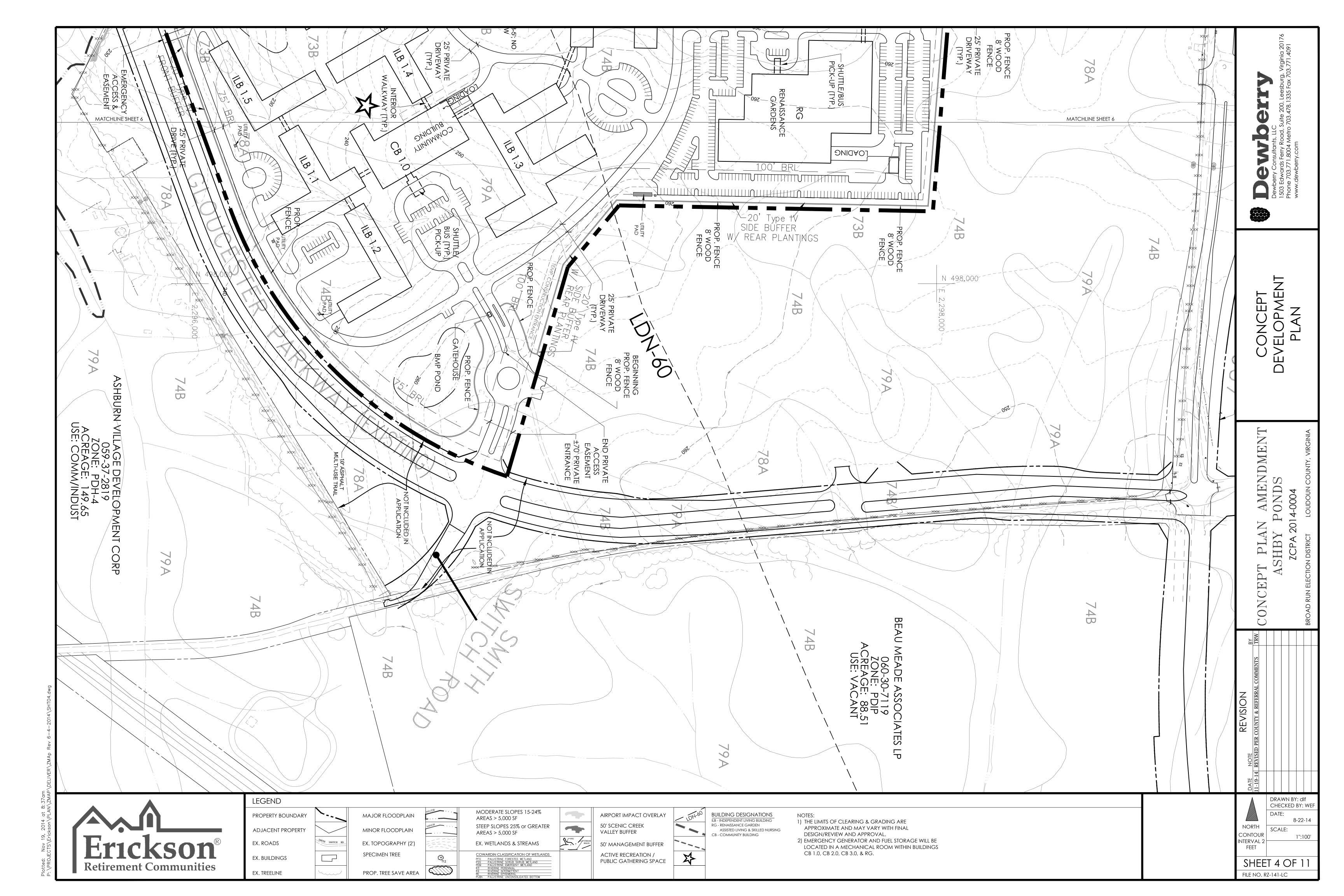
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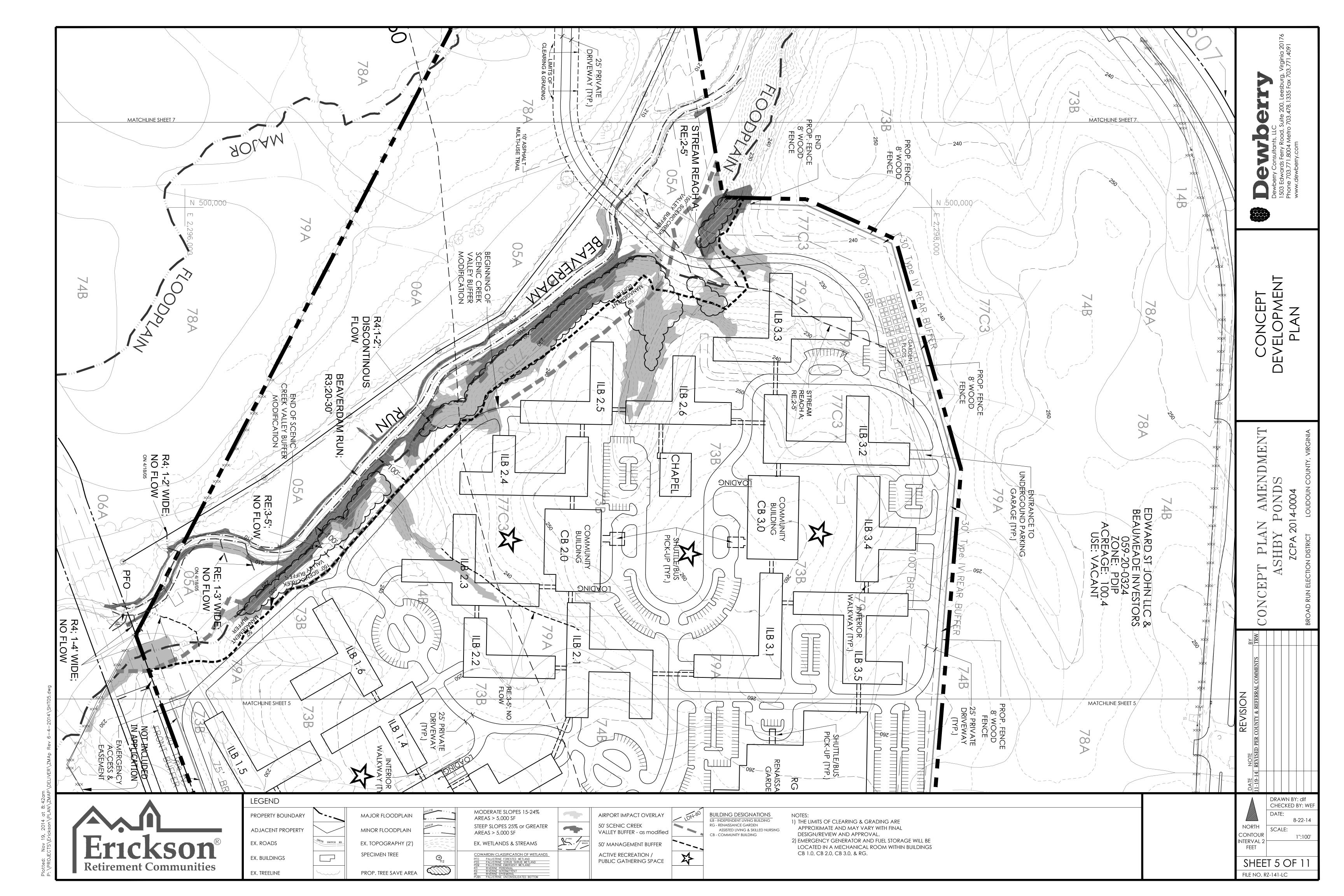
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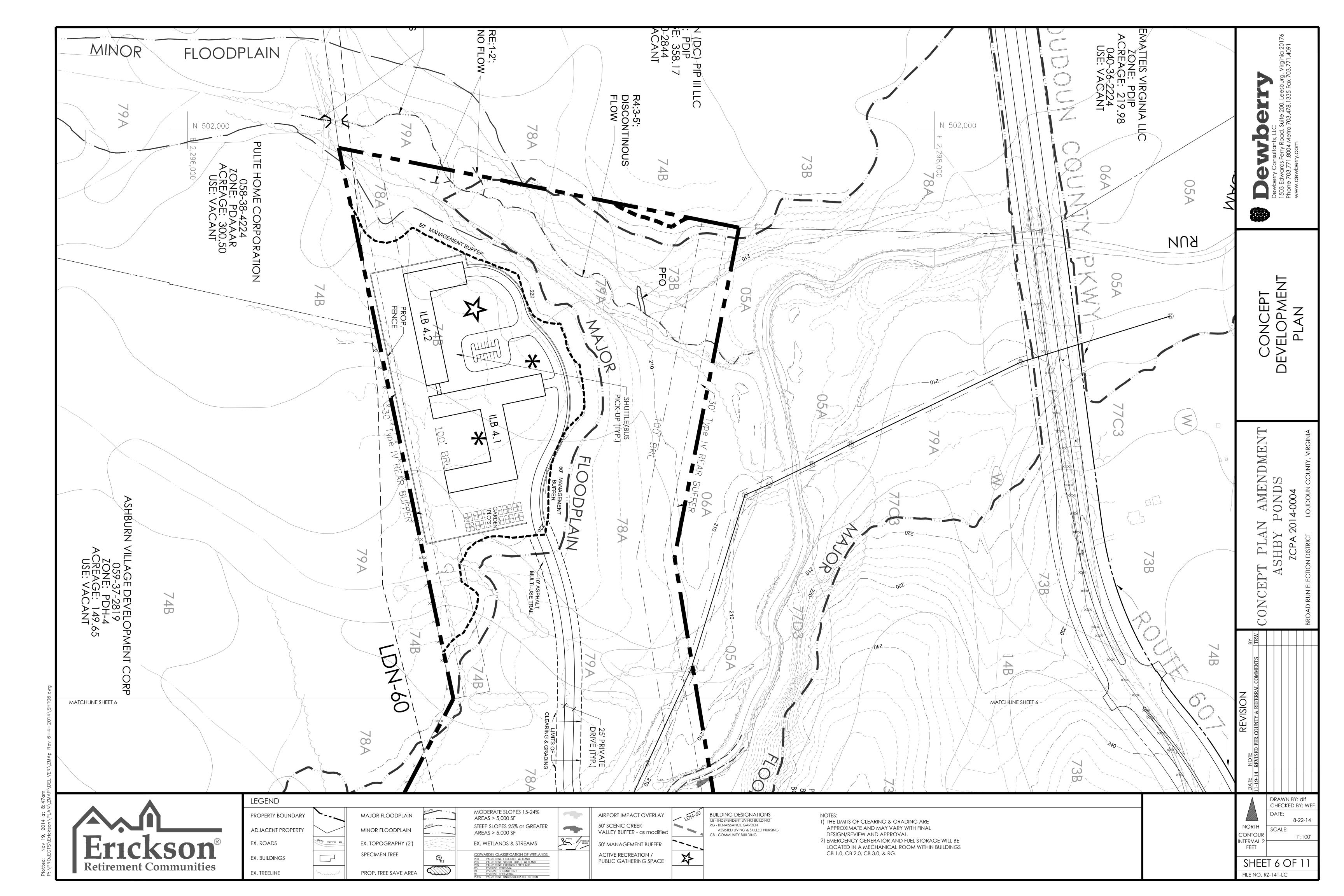
SHEET 1 OF 11
FILE NO. RZ-141-LC











TOTAL PROPOSED CONGREGATE CARE, ASSISTED LIVING, & SKILLED NURSING UNITS: 2,108 DU'S TOTAL PROPOSED NON-RESIDENTIAL: ±260,000 SF AS PER SEC 4-1303(A)(3) THE FLOOR AREA FOR RETAIL AND COMMUNITY SERVICES SHALL NOT EXCEED 10% OF THE GROSS RESIDENTIAL FLOOR AREA OF THE BUILDINGS.

FLOODPLAIN ±36.3 AC IN MAJOR FLOODPLAIN ±1.0 AC IN MINOR FLOODPLAIN

ZONING TABULATION

ACREAGE REZONED TO PD-AAAR.

PD-AAAR - ACTIVE ADULT/AGE-RESTRICT	TED RESIDENTIAL

USABLE ACREAGE EXCLUDING FLOODPLAIN (±123.02 AC - MAJOR FLOODPLAIN = 86.72 AC)	± 86.72 AC
PD-AAAR OVERALL DENSITY TOTAL NUMBER OF DWELLING UNITS	2,108 du
GROSS RESIDENTIAL DENSITY PROPOSED	
TOTAL APPROXIMATE RESIDENTIAL UNIT FLOOR AREA	±2,600,000 SF
TOTAL APPROXIMATE RETAIL & COMMUNITY SERVICE USES FLOOR AR	EA ±260,000 SF

.. ± 123.02 AC

PD-AAAR ZONING REQUIREMENTS - PER SECTION 4-1300

PROPOSED DU'S
CONGREGATE CARE UNITS: 1,792
ASSISTED LIVING / SKILLED NURSING UNITS: 316 du
TOTAL UNITS: 2,108

LENGTH TO WIDTH RATIO: 6:1 MAXIMUM

LOT REQUIREMENTS [THE SITE WILL NOT BE SUBDIVIDED] SIZE: 8,000 SQ. FT MINIMUM (EXCLUSIVE OF MAJOR FLOODPLAIN) WIDTH: 80 FT. MINIMUM

YARDS (REQUIRED):

- MULTIFAMILY STRUCTURES - 100' FROM EDGE OF ADJOINING RESIDENTIAL, COMMERCIAL, INSTITUTIONAL, OR INDUSTRIAL DISTRICT.
- 50' FROM EDGE OF ADJOINING OFFICE DISTRICT.
- 40' FROM ANY INTERNAL PRIVATE STREET OR ROAD, NOT INCLUDING SERVICE ENTRANCES AND DRIVEWAYS. - 60' BETWEEN BUILDINGS.**

**THE APPLICANT IS REQUESTING A MODIFICATION TO SECTION 4-1307(C)(3)(d) TO ALLOW 30' BETWEEN BUILDINGS AS SHOWN ON THIS PLAN.

75' BRL TO MAJOR COLLECTORS (GLOUCESTER PARKWAY)

PARKING REQUIREMENTS

SETBACK REQUIREMENT

CONGREGARE CARE UNITS (PER INDEPENDENT LIVING = .25 / INDEPENDNET UNIT) ASSISTED LIVING UNITS (PER CONGREGATE CARE = .33 / RESIDENT + 1.5 / DAY SHIFT EMPLOYEE)

ASSISTED LIVING UNIT RESIDENTS = ASSUMED 1.0 RESIDENTS UNIT DAY SHIFT EMPLOYEES = ±300

RETAIL & COMMUNITY SERVICES = 4 / 1,000 SF

RETAIL & COMMUNITY SERVICE SF = ±260,000 SF PARKING REQUIRED:

448 SPACES $(.25 \times 1,792) =$ $(.33(316 \times 1.0)) =$ 105 SPACES $(1.5 \times 300) =$ 450 SPACES (4 x (260,000 / 1,000)) 1,040 SPACES

TOTAL SPACES REQUIRED: ±2,043 SPACES (2.043 SPACES MINIMUM)

TOTAL PARKING PROVIDED: 2,435 SPACES

REQUIRED LOADING SPACES: 1 PROVIDED LOADING SPACES: 4

BUILDING REQUIREMENTS [THE SITE WILL NOT BE SUBDIVIDED] LOT COVERAGE: (MULTI-FAMILY) NOT TO EXCEED 30% LOT COVERAGE (PROVIDED): 30% MAXIMUM

BUILDING HEIGHT: SIXTY (60) FEET MAXIMUM PROVIDED THAT A BUILDING MAY BE ERECTED TO A MAXIMUM HEIGHT OF ONE HUNDRED FEET IF IT IS SET BACK FROM STREETS OR FROM LOT LINES THAT DO NOT CONSTITUTE BOUNDARIES OF DISTRICTS WITH LOWER MAXIMUM HEIGHT RESTRICTIONS, IN ADDITION TO EACH OF THE REQUIRED MINIMUM YARD DIMENSIONS A DISTANCE OF NOT LESS THAN ONE (1) FOOT FOR EACH ONE (1) FOOT OF HEIGHT THAT IT EXCEEDS THE 60 FOOT LIMIT,

EXCEPT WHERE IT ADJOINS A NON RESIDENTIALLY ZONED DISTRICT, THE BUILDING

OPEN SPACE . ± 61.51 AC **OPEN SPACE REQUIRED...** PER SECTION 4-1309: 50% MINIMUM (x ±123.02 AC)

OPEN SPACE

PROVIDED **ACRES** MAJOR FLOOD 36.3 AC MINOR FLOOD 1.0 AC BUFFERS 5.9 AC 41.6 AC INTERIOR OTHER 3.3 AC ±88.1 AC (71.5%)

HEIGHT SHALL BE 100 FEET MAXIMUM.

ADU REQUIREMENT NOT APPLICABLE PER SECTION 7-102(D)(1) PD-AAAR DEVELOPMENT SUMMARY RETAIL & COMMUNITY TOTAL MAX # 2 BR units units FLOORS USES UNITS PARKING BUILDING INDEPENDENT LIVING BUILDING (ILB) 1-4 CONGREGATE CARE UNITS ±35,000 SF** ER ORDINANCE RENAISSANCE GARDENS (RG) ASSISTED LIVING/ SKILLED NURSING UNITS 316 ±45,000 SF** COMMUNITY BUILDINGS COMMUNITY BUILDING (CB) 1, 2, 3 ±170,000 SF** JNDERGROUND GARAGE & CHURCH ± 10,000 SF** CHAPEL SURFACE

649 1,459 2,108 ±260,000 SF ** The square footages of retail & community service uses listed are approximate and subject to final engineering, however the total square footage of retail & community service shall not exceed 260,000 SF per Loudoun County Zoning Ordinance Section 4-1403 (A)(3).

*** COMMUNITY BUILDINGS, INDEPENDENT LIVING BUILDINGS, & RENAISSANCE GARDENS MAY CONTAIN ACCESSORY USES SUCH AS BUT NOT LIMITED TO:

OMMUNITY BUILDING (CB) 1-3	INDEPENDENT LIVING BUILDINGS (ILB) 1-4
CREATION:	RECREATION:
UATICS CENTER w/ INDOOR POOL	COMPUTER LAB
UB HOUSE	CLUB ROOM
ASSROOM / MUSIC ROOM	WOOD WORK & HOBBY SHOP
UB ROOM	
MPUTER LAB	OFFICE:
EATIVE ARTS STUDIO w/ KILN	DINING SERVICE OFFICES
TNESS CENTER	GENERAL OFFICE & COMPUTER LAB

ROOM D WORK & HOBBY SHOP NG SERVICE OFFICES ERAL OFFICE & COMPUTER LAB

MEDICAL: REHAB SERVICES MEDICAL EXAM CENTER HOME HEALTH CLINIC

RENAISSANCE GARDENS FOOD SERVICE: DINING ROOM

SERVICES: SALON / BARBER LAUNDRY

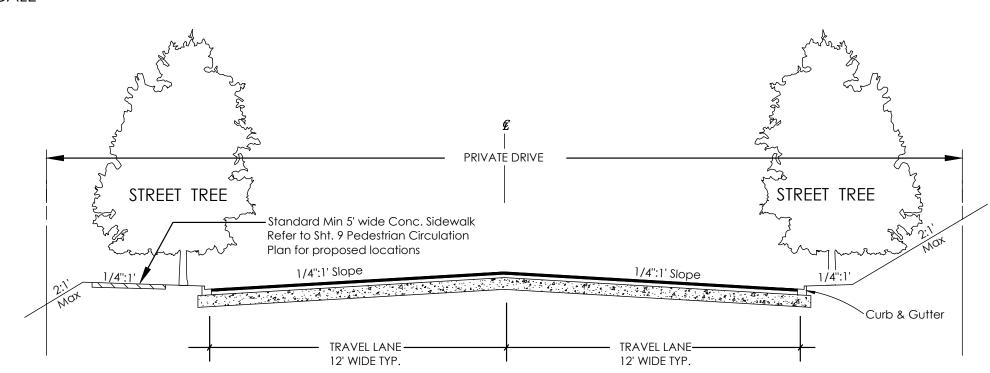
OFFICE:

ADMINISTRATIVE OFFICES DINING SERVICE OFFICES EMPLOYEE LOUNGE

DINING SERVICES KITCHEN

MEDICAL: REHAB SERVICES MEDICAL EXAM CENTER

TYPICAL 30' REAR BUFFER YARD ADJACENT TO PDIP



DESCRIPTION OF TYPICAL STORMWATER FACILITIES

RECHARGE AREA HAVE BEEN USED ON THE CONCEPT DEVELOPMENT PLAN

TO DESCRIBE STORM WATER MANAGEMENT FACILITIES. DESCRIPTIONS OF

THE EXACT NATURE OF THESE FACILITIES FOLLOW. REFER TO SHEET 10

BMP WET POND - A STORM WATER MANAGEMENT POND DESIGNED TO

LID RAIN GARDEN - A LAND AREA IN WHICH SURFACE WATER INFILTRATES

THE SOIL AND REACHES THE ZONE OF SATURATION OR GROUND WATER

DESCRIPTION OF TYPICAL OPEN SPACE AMENITIES

±41.6 AC OF INTERIOR USABLE OPEN SPACE AS WELL AS THE COMMUNITY

INDOOR: SWIMMING POOL, FITNESS CENTER, SHUFFLE BOARD, AEROBICS

THE PEDESTRIAN CIRCULATION SYSTEM SHOWN IN THE TYPICAL STREET

9, TRAFFIC/PEDESTRIAN CIRCULATION PLAN FOR LOCATIONS OF

CROSS SECTIONS ON SHEET 8 ARE FOR REFERENCE ONLY. REFER TO SHEET

PROPOSED WALKWAYS AND PATHS. IN ADDTION TO SIDEWALKS & TRAILS

ON SITE THE APPLICANT IS PROPOSING ENCLOSED INTERIOR WALKWAYS

BETWEEN ALL BUILDINGS PROVIDING RESIDENTS SAFE AND CONVENIENT

BUILDINGS WILL BE AVAILABLE FOR THE USE OF RESIDENTS. THE APPLICANT WILL

PROVIDE REQUIRED ACTIVE RECREATION USES (SECT. 4-1303(6)) SUCH AS BUT NOT

OUTDOOR: PUTTING GREEN, WALKING TRAILS, GARDENING, MODEL BOAT CLUB,

TABLE. RECHARGE AREAS ARE TO BE PLANTED WITH APPROPRIATE

VEGETATIVE COVER. REFER TO DIAGRAM ON SAME SHEET.

SANITARY SEWER, UTILITIES, & STORMWATER PLAN FOR LOCATIONS.

DETAIN RUNOFF AND ALWAYS CONTAINING WATER.

CLASSES, WOODSHOP CLASSES, CRAFT STUDIO

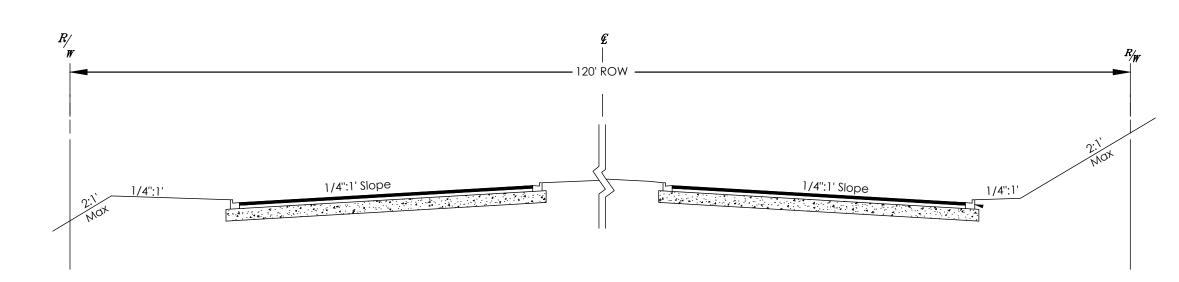
PEDESTRIAN CIRCULATION SYSTEM

SOCIAL GATHERING SPACES

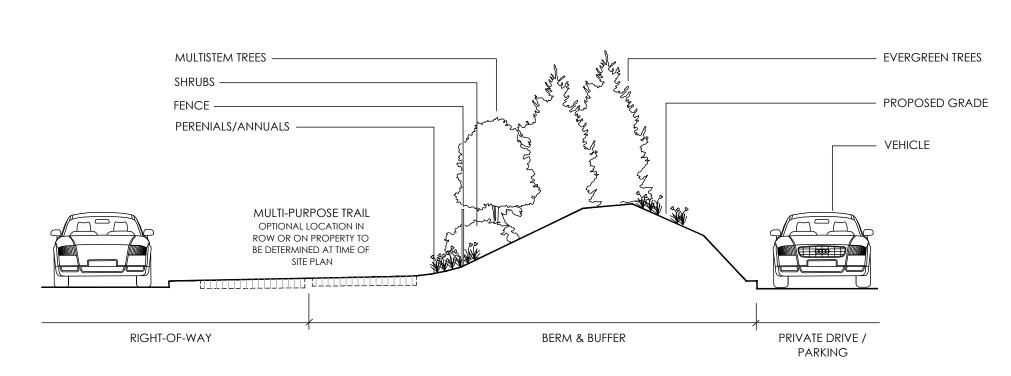
ACCESS TO ALL AREAS OF THE SITE.

WHERE NECESSARY DESIGNATIONS SUCH AS BMP WET POND AND

A - A' TYPICAL CROSS SECTION - 25' PRIVATE DRIVEWAY NOT TO SCALE



B - B' TYPICAL STREET CROSS SECTION - 120' ROW (GLOUCESTER PARKWAY) PORTIONS BY OTHERS NOT TO SCALE



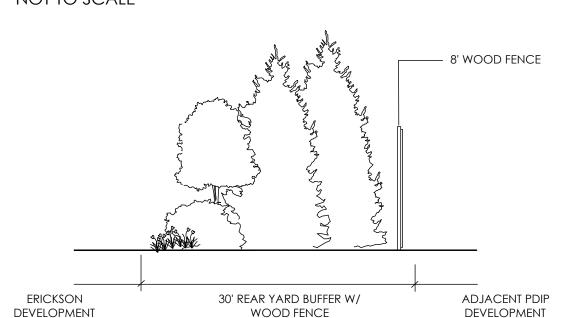
TYPICAL CROSS SECTION - LANDSCAPE TREATMENT ALONG PUBLIC ROW - SCHEMATIC

NOT TO SCALE

— 8' WOOD FENCE **ASHBY PONDS** 20' SIDE YARD BUFFER W/ REAR ADJACENT PDIP DEVELOPMENT DEVELOPMENT YARD DENSITY PLANTINGS &

NOTE: IN CONJUNCTION WITH SITE PLAN APPROVAL, THE BUFFER MAY BE SUBJECT TO CHANGE IN COORDINATION WITH THE ADJACENT PROPERTY CONSISTENT WITH THE ZONING ORDINANCE.

TYPICAL 20' SIDE BUFFER YARD ADJACENT TO PDIP NOT TO SCALE



NOTE: IN CONJUNCTION WITH SITE PLAN APPROVAL, THE BUFFER MAY BE SUBJECT TO CHANGE IN COORDINATION WITH THE ADJACENT PROPERTY CONSISTENT WITH THE ZONING ORDINANCE.

NOT TO SCALE



< ○

PL, SHB\ ZCP

DRAWN BY: dlf CHECKED BY: W 8-22-14 SCALE:

AS NOTED

SHEET 7 OF 11 FILE NO. RZ-141-LC

TOTAL PROPOSED

FOOD SERVICE:

DINING ROOM DINING SERVICES

KITCHEN RESTAURANT

SERVICES: Bank

GIFT SHOP

LIBRARY

CONFERENCE CENTER

LIVING ROOM w/ BAR

LOBBY / RECEPTION

COMMUNICATIONS

GENERAL SERVICES MARKETING

HUMAN RESOURCES SECURITY & SAFETY

PASTORAL MINISTRIES

MULTIPURPOSE ROOM & LOUNGE

EXECUTIVE OFFICES / FINANCE

FACILITIES & SERVICES COORDINATOR

MARKETPLACE

SALON w/ SPA

OFFICE:

MEDICAL:

MEDICAL CENTER

HEALTH SERVICES

CATERING ROOM

TOTALS

FITNESS GAMES ROOM TELEVISION STUDIO THEATER WOODWORK & HOBBY SHOP

PUBLIC RELATIONS COORDINATOR HUMAN RESOURCES & FILING / COPYING

PREVIOUSLY APPROVED MODIFICATIONS

ZO 4-1302(D) SIZE & LOCATION-To allow a continuing care retirement community within a business land use area consistent with CPAM 2004-0023.

ZO 4-1307 (C)(3)(b) LOT REQUIREMENTS FOR MULTIFAMILY BUILDINGS To modify the 60 feet seperation between buildings to 30 feet to allow connections via enclosed enclosed walkways.

ZO 4-1311 (B) ACCESS

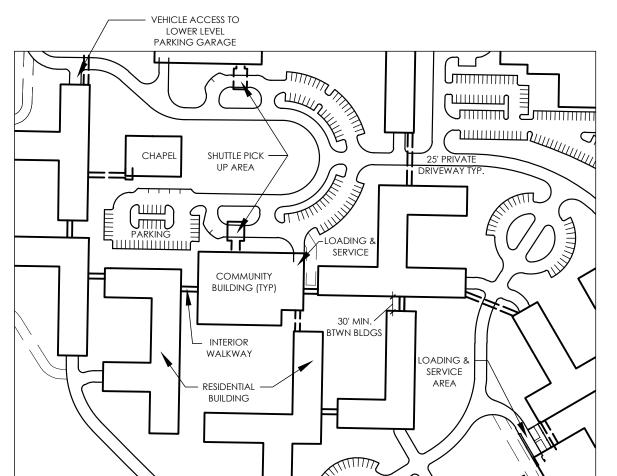
To permit access to the property via the major collector road Gloucester Parkway.

ZO 5-1002 (C) & (D) SCENIC CREEK VALLEY BUFFER To reduce a portion of the Scenic Creek Valley Buffer width

adjacent to Beaverdam Run from 150 feet to no less than 50 feet.

ZO 5-1003 SCENIC CREEK VALLEY BUFFER To modify a portion of the Scenic Creek Valley Buffer to permit

impermeable surfaces draining to BMP facilities.



TYPICAL PLAN DETAIL - CONGREGATE CARE UNITS NOT TO SCALE

